

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: RESCINDING TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL R-7 IN THE SOUTH COVE URBAN
RENEWAL AREA PROJECT NO. MASS. R-92

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South Cove Urban Renewal Area, Project No. Mass. R-92, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, the tentative redevelopers of Parcel R-7 cannot develop the Parcel in accordance with the plans for that Parcel as currently conceived;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

That the tentative designation of Sprague Industries as redevelopers of Parcel R-7, South Cove Urban Renewal Area is hereby rescinded and that the Director be now authorized to negotiate with developers to obtain construction on Parcel R-7 that will conform to the South Cove Urban Renewal Plan.



SPRAGUE INDUSTRIES, INC.

100 CHARLES RIVER PLAZA BOSTON, MASSACHUSETTS 02114 TEL. (617) 723-6300

February 20, 1973

Mr. Elliot Friedman
Boston Redevelopment Authority
City Hall - One City Hall Square
Boston, Massachusetts 02201

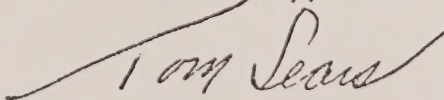
Dear Elliot:

This is to inform you that we cannot develop the R-7 project as it is currently conceived. We have had two contractors estimate the project in the past thirty days and both have come back with prices considerably over that allowed by the mortgage limits, even without considering the one-for-four underground parking. The principal reasons for the increased costs are (1) time elapsed; (2) outside general contractors and (3) using an anticipated 17% tax on revenues.

We have been looking at alternative types of development for the site. It presently appears the only economically viable use of site might be luxury townhouse condominiums.

I fully understand your disappointment at the turn of events, particularly in light of the effort the BRA staff has put into this project. As you know, Sprague has put considerable time and money into this project as well, and we are still hopeful that something fruitful might develop. If the Boston Redevelopment Authority is interested in development of the type mentioned above on the parcel, we would be glad to further investigate the possibility. I look forward to hearing from you.

Sincerely,



Thomas E. Sears

TES/md

MEMORANDUM

April 19, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY 7 A

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: REVOCATION OF TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL R-7
SOUTH COVE URBAN RENEWAL AREA
MASS. PROJECT NO. R-92

On September 9, 1971, the Authority tentatively designated Sprague Industries as Redeveloper of Parcel R-7 in the South Cove Urban Renewal Area. Sprague Industries, in a letter addressed to the South Cove Project Director, has now indicated that it will be impossible for it to develop Parcel R-7 as currently conceived. Difficult site and soil conditions combined with the constraints of existing housing programs make construction of a small housing for the elderly development financially unfeasible.

I therefore recommend that the tentative designation of Sprague Industries as redevelopers of Parcel R-7 in the South Cove Urban Renewal Area be rescinded.

An appropriate resolution is attached.

Attachment

